



DANIEL MUELLER

Executive Director

916 704 9341

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

dmueller@muellercommercial.com

Cal DRE#01829919

CENTURY 21

Select Real Estate, Inc



**New 5 Year Lease in Place 6% Cap
\$177.00 per SF**



AVAILABLE
FOR SALE

**4021 E. ASHLAN AVE
FRESNO, CA 95687**

-/+ 12,096 SF on +/-0.35 Acre

Cap 6% \$2,140,992.00

NOI: \$128,460.00

Exeptional Dollar Tree Investment Opportunity For Sale In Fresno



THE PROPERTY

 **4021 E. ASHLAN AVE, FRESNO, CA 93726**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**FRESNO COUNTY
CALIFORNIA
CITY OF FRESNO
APN: 079-0033-016**



**-/+ 12,096 SF
BUILDING
-/+0.50 ACRES**



C-3




**RETAIL INVESTMENT
FREE STANDING
RETAIL INVESTMENT
OPPORTUNITY**





**\$2,140,992.00
\$177.00 per SF
NOI: \$128,460.00**

 The prime free **Investment Opportunity Fresno Ca.** located within **1/2 mile from Sierra Freeway 68** and **1.45 miles from Yosemite Freeway 41**

 This building offers **+/-12,096 SF of retail space occupied by Dollar Tree** situated on +/-0.50 Acres of land.

 The asset is zoned **C-3 Commercial**

 The **gated / fenced yard** allows for additional vehicles along with a **roll-up door** to lead to the warehouse space allowing for ample storage and a **large glass window** line to display product.

 The asking price is Cap 6.0% **\$2,140,992.00** at a 4/1/2025-3/31/2030 NOI **\$128,460.00**

CENTURY 21

FOR SALE

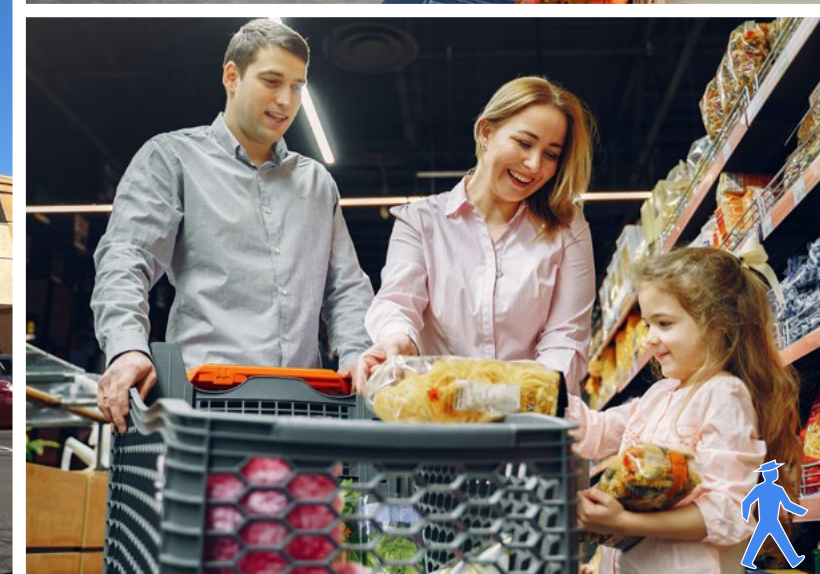




THE BUILDING

- The single tenant building was constructed in 1998. The building consists of **+/- 12,096 SF** of structure with a large parking field. The building sits on **+/- 0.50 Acres** and is part of the Ashlan Shopping Center.
- The building offers a dominant presence in the Ashlan Shopping Center along with Save Mart, dd's Discounts, Fitness Evolution and Aero Zone.
- The building offers an exceptional layout for the Dollar Tree concept with its open floor plan and maximized layout.
- 4/1/2025-3/31/2030 NOI \$128,460 Prices at Cap 6.0% \$2,140,992.00



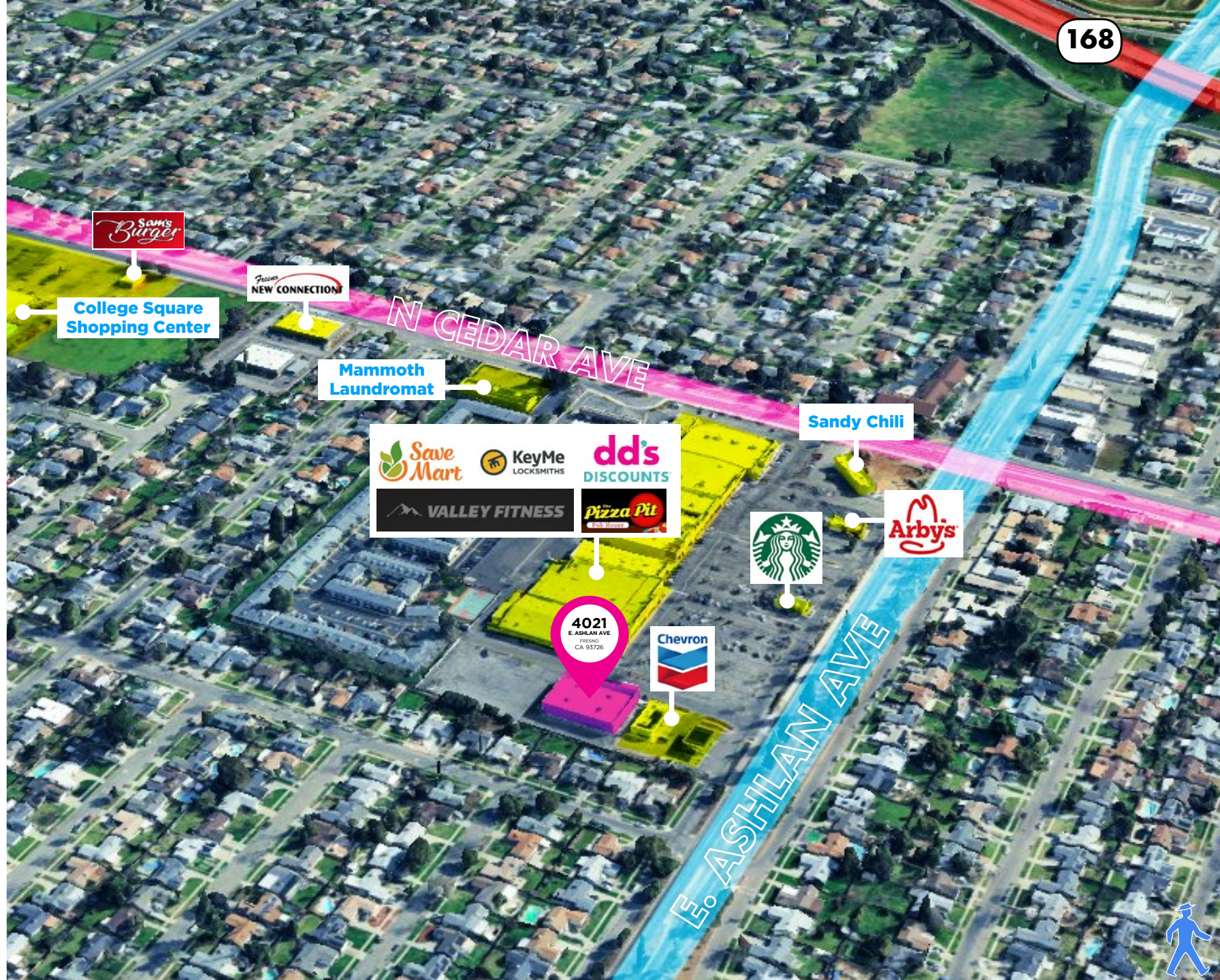


THE REGION

California is the fifth largest economy in the world with Sacramento being its capital. Historically known for the Gold Rush.

Fresno California located in Fresno County is at the heart of the Central Valley. The downtown offers restaurants and shopping opportunities.

The Dollar Tree is surrounded by major employers such as the Air National Guard, Amazon, Lion Dehydrators, Taylor Communications, Foster Farms and Cargill to name a few who have made Fresno their home.



DEMOGRAPHICS

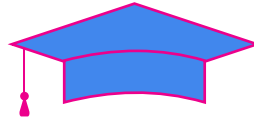
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2023



- 32%** Some College, No Degree
- 14%** Bachelor's Degree
- 22%** High School Graduate
- 7%** Advanced Degree
- 19%** Some High School, No Diploma
- 6%** Associate Degree

HOUSE HOLD INCOME



5 mile 2024 Households

< \$25K	35,003
\$25K - 50K	31,300
\$50K - 75K	27,505
\$75K - 100K	16,493
\$100K - 125K	11,493
\$125K - 150K	7,950
\$150K - 200K	10,072
\$200K+	8,712

RESIDENT POPULATION



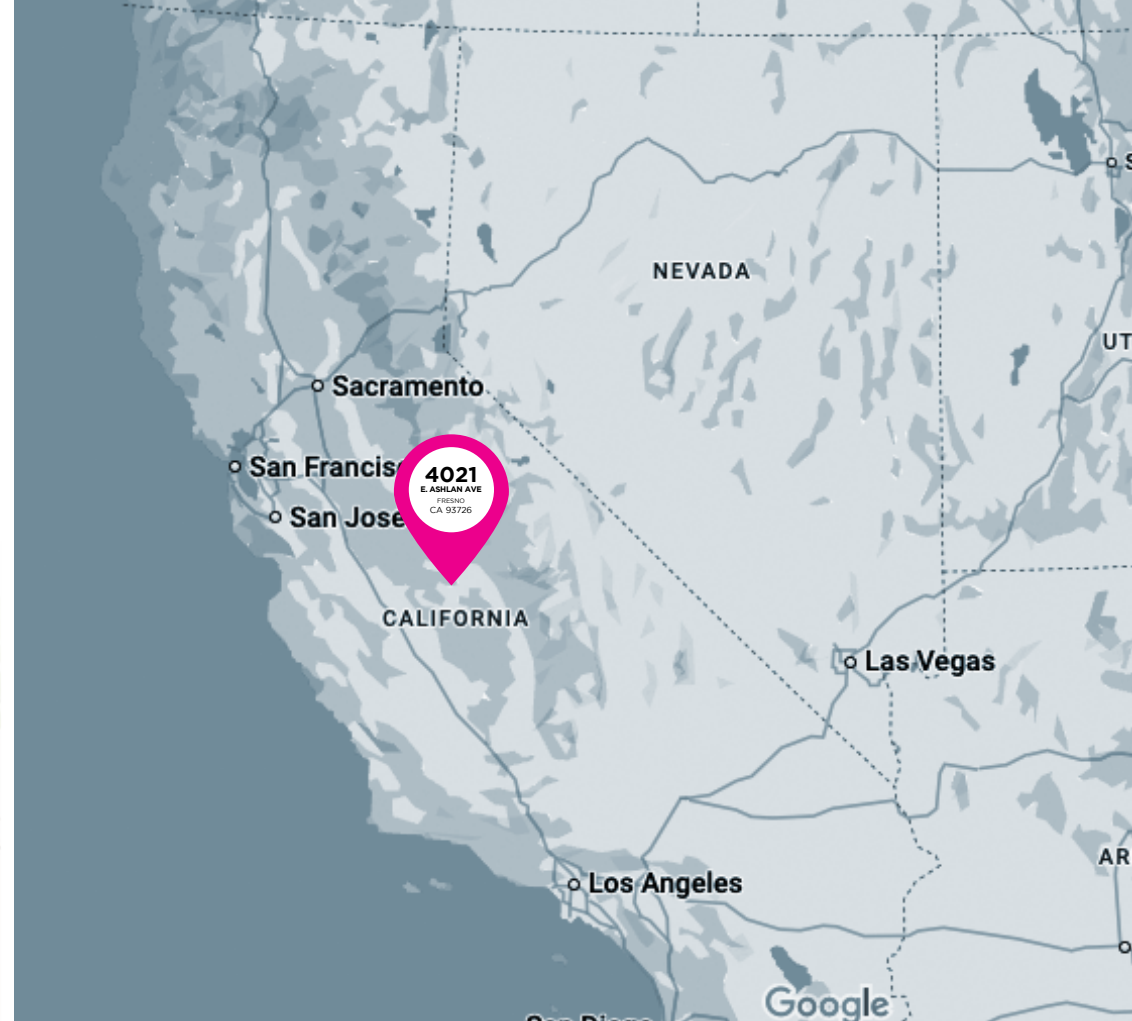
5 mile Population 2024

2024 429,079

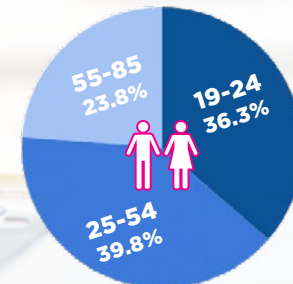
TRAFFIC COUNT



-/+ 23,742



2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2024



2 mile	27,283
5 mile	146,440
10 mile	250,991



BUYER REPRESENTATION



The Mueller Team has experience in all aspects of Buyer representation be it Retail, or Restaurants, Office, or Industrial, Apartments, or Land.

As a Buyer of Real Estate, you have needs, and expectations which our team understands. Whether you are an owner/user, developer, institutional investor, or boutique, our market knowledge is superior, and we know how to locate the asset ideal for your needs at the price you desire. Whether the asset is currently listed for sale, or one that has yet to be brought to market.

We have the contacts, relationships, and skill to find the perfect fit for your requirements, and at the price you are seeking. And, to deliver on our promise and commitment to you, our client, service above self. We look forward to working with you.

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SALE

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